

# City of Belmont

Community Development Department

*Basic  
Development Standards  
& Miscellaneous Requirements and Graphics  
for  
Single-family Residential  
Properties*



*Document under construction  
Draft as of February 2010*

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## Single-Family Residential Development Standards

Zone	Lot Area	Width	FAR <sup>1</sup>	Gross Floor Area <sup>2</sup>	Height	Front yard <sup>3</sup>	Side yard <sup>4</sup>	Street Side yard	Rear yard
R-1E	1 acre	150	0.5-0.2	4,500	28	25	15	25	30
R-1H	20 000	100	0.5-0.2	4,500	28	25	10%, 6-9	15	30
R-1A	9,600	70	0.5-0.2	3,500	28	15	10%, 6-9	15	20
R-1B	6,000	60	0.5-0.2	3,500	28	15	10%, 6-9	15	15
R-1C	5,000	50	0.5-0.2	3,500	28	15	10%, 6-9	15	15

<sup>1</sup> FAR is determined by slope and lot size. The FAR, based upon the property's slope, is multiplied by the lot size to find the total possible floor area in square feet (see table below).

<sup>2</sup> The maximum floor area by zone, regardless of slope and lot size.

<sup>3</sup> See Front Setback handout for site specific requirements first. Setback by zone if not site specific.

<sup>4</sup> See Side Yard handout for site specific requirements.

### Floor Area Ratio Table

The permitted Floor Area (FA) of buildings shall be determined by multiplying net lot area by the Floor Area Ratio corresponding to the slope of the lot as shown in the following chart:

<u>% Slope</u>	<u>FAR</u>	<u>% Slope</u>	<u>FAR</u>	<u>% Slope</u>	<u>FAR</u>
0	0.533	16	0.506	32	0.374
1	0.533	17	0.499	33	0.364
2	0.533	18	0.493	34	0.354
3	0.533	19	0.486	35	0.344
4	0.533	20	0.480	36	0.334
5	0.533	21	0.471	37	0.324
6	0.533	22	0.463	38	0.314
7	0.533	23	0.454	39	0.303
8	0.533	24	0.446	40	0.293
9	0.533	25	0.437	41	0.288
10	0.533	26	0.429	42	0.283
11	0.529	27	0.420	43	0.277
12	0.525	28	0.412	44	0.272
13	0.521	29	0.403	45 & Up	0.267
14	0.516	30	0.395		
15	0.512	31	0.385		

## **Parking Standards**

All new homes require a two-car garage with a minimum interior clearance of 20' x 20', plus two uncovered spaces within the driveway apron with a minimum width of seventeen (17) feet and a minimum length of eighteen (18) feet. The uncovered spaces need to be on the same property as the home (not within the public right-of-way), which requires a minimum 18-foot front setback to the front wall of the garage for driveways that run perpendicular to the street. In addition to the above standards, the following should be noted:

- The minimum driveway width is twelve (12) feet.
- All parking areas including the garage need to be located on the same site as home.
- No additional parking (beyond what is required), or paving for parking is permitted outside of driveway.
- No new circular driveways are permitted, but a Zone Text Amendment to allow circular driveways is currently being studied by city staff.
- No parking (outside of driveway) between the front of the home and the front property line is permitted.

## **Parking Upgrades**

The requirements for parking upgrades depend upon a number of factors. The current standards require a two-car garage with a minimum interior clearance of 20' x 20'. However, for homes constructed prior to April 2005, a garage with of a minimum interior clearance of 17' x 18' is considered legal non-conforming. Parking upgrades are required when any of the following is proposed:

- An addition of 600 gross sq. ft. or more.
- A floor area modification to a home that is currently 3,000 sq ft, or larger.
- A floor area modification that results in a home becoming 3,000 sq. ft., or larger.
- A floor area modification to a home that has four or more bedrooms.
- A floor area modification that results in an increase in the number of bedrooms from three or fewer to four or more.
- The addition of two or more bedrooms to a home, regardless of whether any existing bedrooms are being eliminated.

It should be noted that the City's definition of a bedroom is quite broad, so as to include rooms of a home that might easily be converted to a bedroom. The current definition is as follows:

### **BEDROOM –**

*“Any room at least seventy square feet or more in area in a residential structure which is not a kitchen, dining room, living room, or bathroom. Within such residential structure, any second living room or dining room, or any den, study, or other similar room which is capable of being used for sleeping quarters that contains a closet, or to which a closet could be added, shall also be considered a bedroom.”*

## **Residential Accessory Building Standards**

- Height limit is 15 feet
- Not permitted in front of main building
- Can not cover more than 40% of required yard area, nor be less than 5 feet from the main building on site
- Setbacks for habitable accessory buildings are the same as principle building
- Setbacks for non-habitable accessory buildings are 5 feet in the rear of R1-A, B or C Districts
- Reverse Corner lot street side setback is the same as the principle home on the adjacent lot to the rear; rear setback is 5 feet

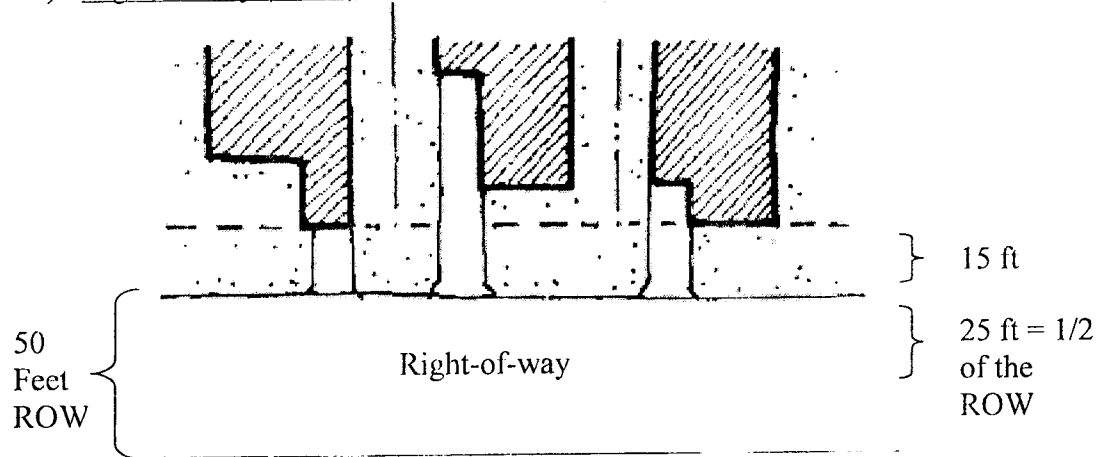
## **Fences and Walls**

Fences, walls or lattice-work screens having a height of not more than six feet above any portion of the adjoining ground level are permitted in all residential districts. However, fences, walls lattice-work screens or any hedges in any front setback area and within 40 feet of a street intersection are not permitted to exceed three and one-half feet in height.

## Front Setback

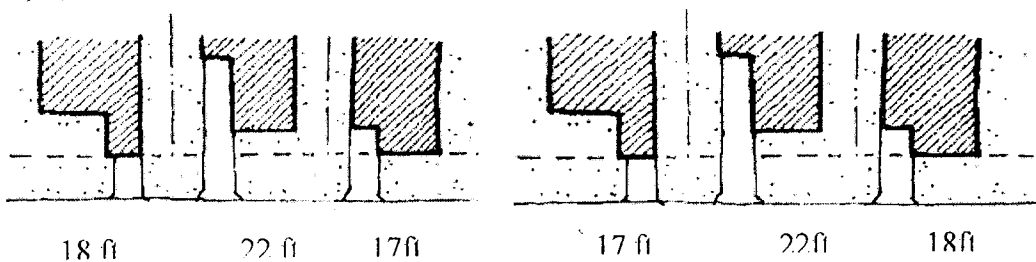
The front setback for residential properties in the R-1A, R1-B, R1-C, R1-E, and R1-H Districts is site/street specific, and calculated as the greater of the following two measures<sup>1</sup>:

1) Right-of-way (ROW) width:



The sum of the front yard +  $\frac{1}{2}$  of the right-of-way width shall not be less than 40 feet. In this case the minimum front setback would be 15 feet.

2) Setback Average:



The average front setback of above example is 19 feet

A setback average is calculated using the average front setback of all homes on the same side of the block for a maximum distance of 400 feet in each direction; homes with front setbacks that vary more than 10 feet from the average are excluded from the calculation.

The minimum front setback required through setback averaging is 15 feet and the maximum required is 30 feet.

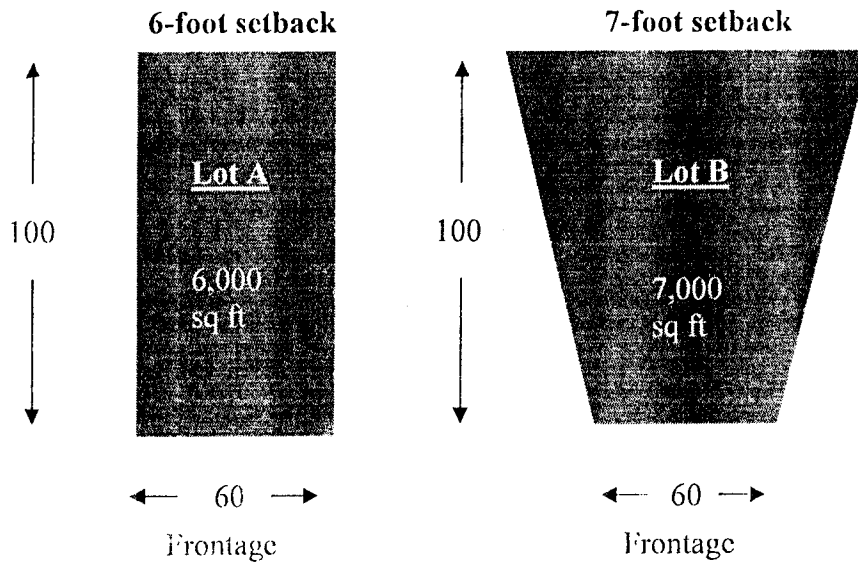
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<sup>1</sup>Should neither of the above measures be applicable (i.e., on a block end and/or when the subject block is less than 50% developed, then the front setback is as indicated within the development standards table (Section 4 of the Zoning Ordinance) for the specific zoning district.

## SIDE YARD SETBACKS

Side Yard setback = 10% of lot width (Min 6 ft Max 9 ft)

Lot width = lot area / max lot depth

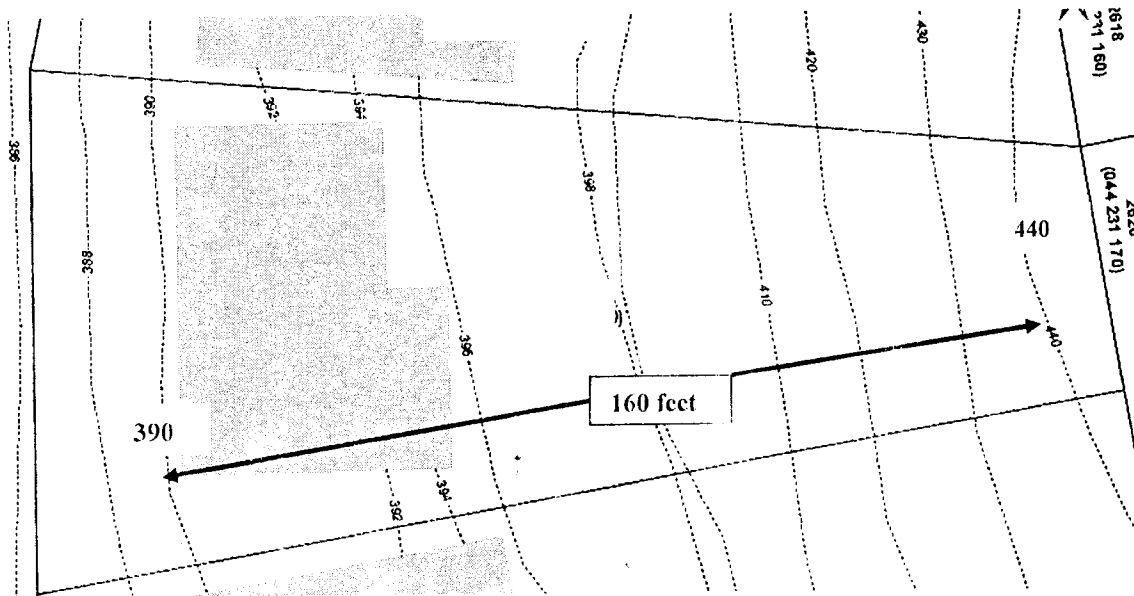


Side yard setbacks in single family residential zones are calculated based upon ten percent of the lot width, with a minimum side setback of six feet and a maximum side setback of nine feet. Lot width is the total lot area divided by the maximum lot depth. In the example above, both lots have equal lot frontages and lot depths, but Lot B would require a greater side yard setback because it has a greater lot area.

## Slope for Developed Lots

### Developed Lots (Rise/Run)

The slope of developed land is the ratio of the vertical change in grade elevation (rise) to the horizontal distance over which that change occurs (run), expressed as a percentage. For the purpose of this calculation, the longest line within the lot boundaries which lies perpendicular to ground contours must be used. In order to calculate the slope, you will need a topographic map of your property.

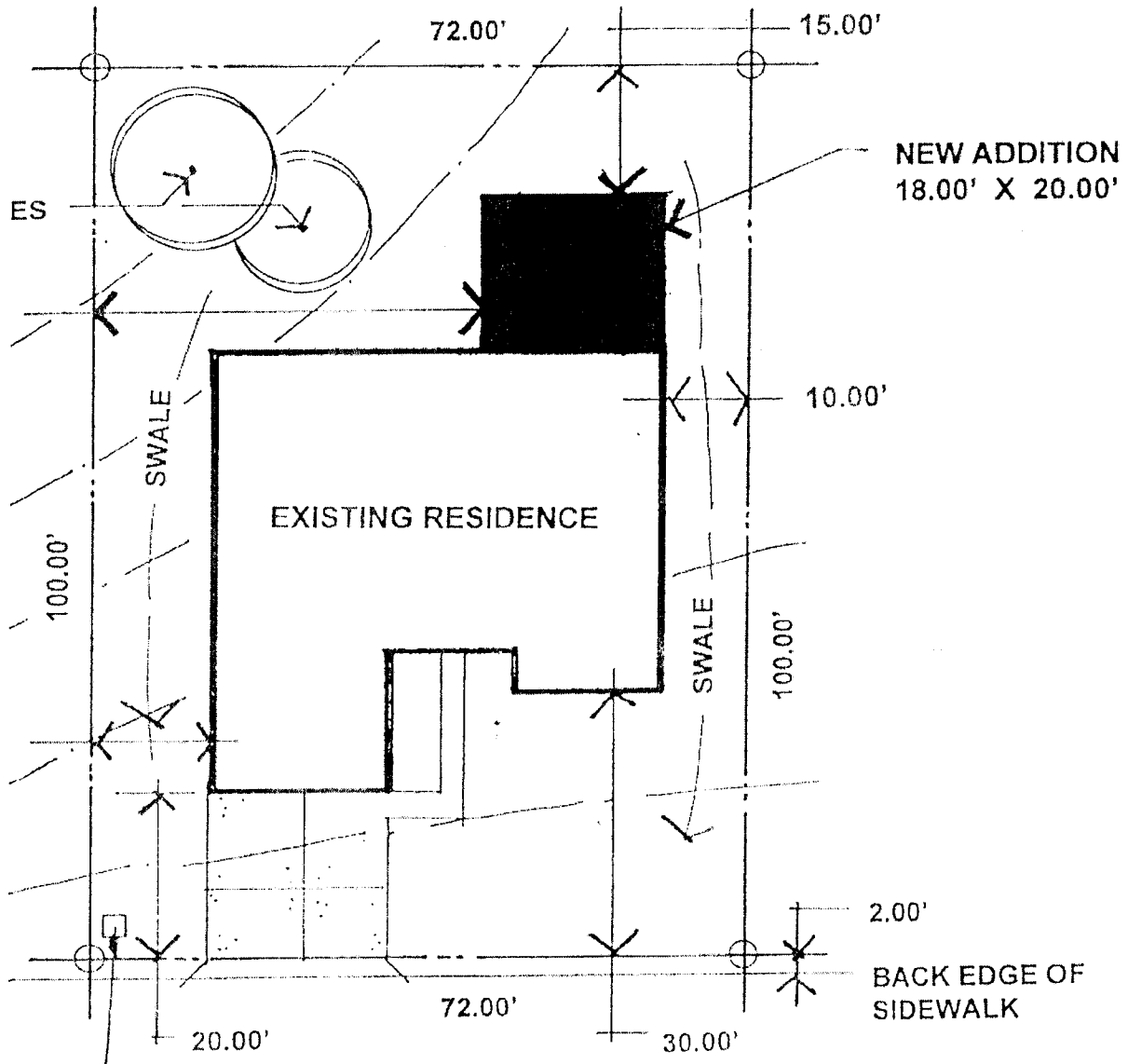


The slope of developed property above is equal to the change in elevation (rise) divided by the distance that the change occurs (run). In this example, the property slopes upward from a contour line at 390 feet to a contour line at 440 feet (rise of 50 feet), over a distance (run) of 160 feet. Thus, the slope of the property would be 50 feet divided by 160 feet, times 100, which equals 31%.



## Sample Site Plan for Permit Center Consultation

(Site Plan for consultation may be hand drawn)



### Notes:

Include all known measurements

Measure to assumed setback lines (fence line/back of sidewalk)

Provide approximate locations of large trees on site

Provide inside measurements for garage and driveway width and length

Bring pictures of house and sides, front and rear yards of home

Provide a basic floor plan sketch